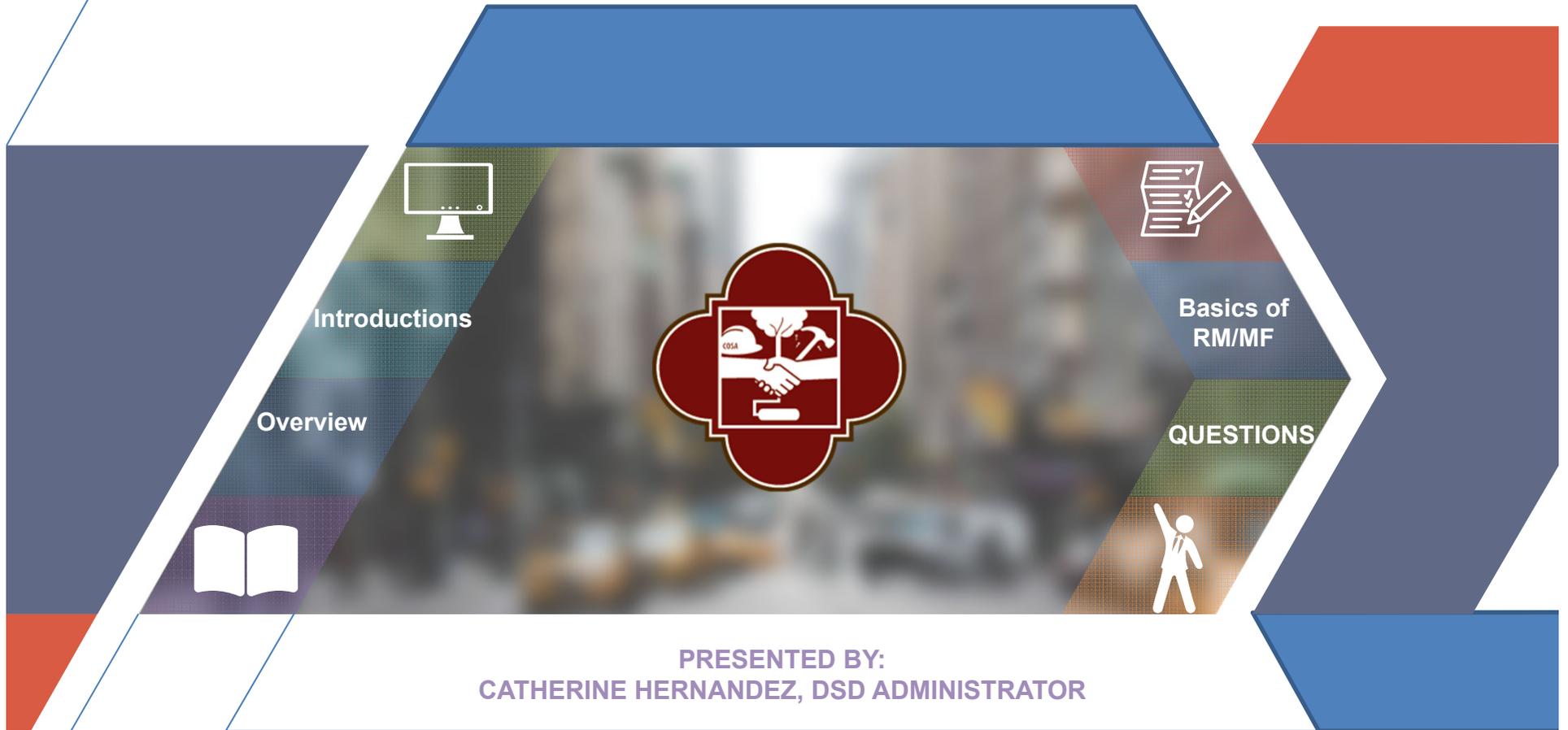
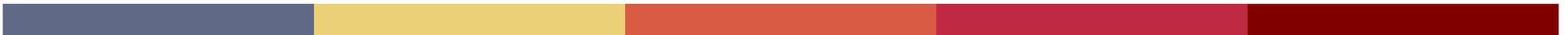


RM/MF CCR Review



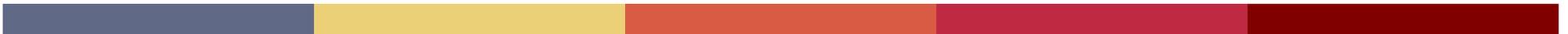
RM/MF CCR Review

- Introductions
 - Taskforce
 - Technical Staff
- City Council Request Overview
 - Expectations of Taskforce
 - Meetings
- Basics of RM and MF Districts
 - Uses, Density, Standards
 - Top Concerns to address



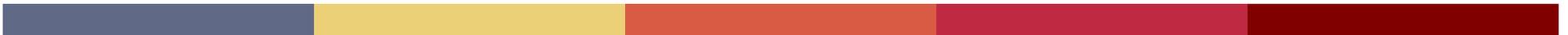
RM/MF CCR Review

- **Council Consideration Request (CCR)**
 - Councilman Trevino initiated a Council Consideration Request (CCR) for Development Services staff to review areas within District 1 that have multi-family zoning not consistent with adopted land use plans or current patterns of development and possibly update Section 35-310, relating to existing “MF-33” and “RM-4” zoning designations to address the growing need for housing without compromising the integrity of neighborhoods
- **Governance Committee – November 1, 2017**
 - Recommended DSD move forward with review
 - UDC Amendment requires review by PCTAC, Zoning Commission, Council Subcommittee and City Council Consideration
- **Process to move forward**
 - Formation of Taskforce
 - Monthly meetings of Taskforce to review provisions (4th Tuesdays 2 pm)
 - SA Speak Up Process for community input
 - Finalize recommendation
 - Appropriate Commissions, Committees and Council Consideration



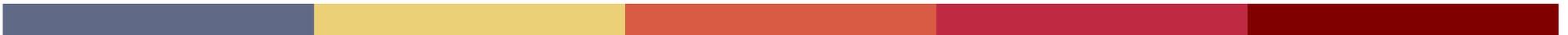
Residential Mixed Districts

- Medium to High Density Residential Uses
 - Composed mainly of single family, two family and up to four family dwellings
 - Flexible design requirements to allow market and design flexibility
 - Preserve the neighborhood character and permit clustered development
- Density Limitations
 - RM-6: 7 units per acre
 - RM-5: 9 units per acre
 - RM-4: 11 units per acre
 - Density may be exceeded provided the minimum lot size is met for each district and the maximum number is:
 - RM-6: 2 per 6000 Square feet
 - RM-5: 3 per 5000 Square feet
 - RM-4: 4 per 4000 Square feet
- Height Limitations: 35 feet/3 stories



Multi-Family Districts

- Limited Density Multi-Family District: “MF-18”
 - Density Limitation: 18 units per acre
 - Height Limitation: 35 feet
- Low Density Multi-Family District: “MF-25”
 - Density Limitation: 25 units per acre
 - Height Limitation: 35 feet
- Multi-Family District: “MF-33”
 - Density Limitation: 33 units per acre
 - Height Limitation: 45 feet
- Multi-Family District: “MF-40”
 - Density Limitation: 40 units per acre
 - Height Limitation: 60 feet
- Multi-Family District: “MF-50”
 - Density Limitation: 50 units per acre
 - Height Limitation: No height restriction
- Urban Multi-Family District: “MF-65”
 - Density Limitation: 65 units per acre
 - Height Limitation: No height restriction



RM/MF Taskforce Review

- Items of Concerns to be addressed
 - “RM-4” and “MF-33” zoning designations allow for construction up to 35 feet and 45 feet respectively.
 - There are neighborhoods within Council District 1, and other areas of the city, that have lots zoned for this type of development scattered throughout the neighborhood, either through a rezoning approved decades ago or the 2001 UDC code conversion.
 - Redevelopment of these properties is resulting in incompatible height and lot coverage than adjacent developed properties.
- Taskforce Members Concerns
 - What have you heard from your neighborhood?

